



**JOINT ANTELOPE VALLEY AUTHORITY**

**Board Meeting**

**April 21, 2004**

Meeting Began at: 3:03 p.m.

Meeting Ended at: 3:47 p.m.

Members Present: Richard McDermott, Glenn Johnson, Allan Abbott

Others Present: Amy Cornelius-Jones, Bruce Sweney, Joel Pedersen, Margaret Remmenga, Wayne Teten, Roger Figard, Wynn Hjermstad, Clark DeVries, Duane Eitel, Jane Jordan, Linda Sebald, Marge Lauer, Delores Lintel, Randy Stramel, Jim Christo, Jim Cook,

**Order No. 01-04 - Call Meeting to Order**

Glenn Johnson called the JAVA Board meeting to order at 3:03 p.m.

**Order No. 02-04 - Minutes of Previous Meeting**

Abbott moved to approve the minutes of the March 11, 2004 Board meeting. McDermott seconded.

AYE: Johnson, McDermott, Abbott

NAY

**Order No. 03-04 - Resolution authorizing the JAVA Chair to enter into an agreement with the City of Lincoln for City water-line work to be done as part of the ongoing JAVA 'Y' Street Project.**

Joel Pedersen reviewed the materials necessary and determined that the JAVA 'Y' Street project was included for these types of administrative issues and contract administration previously approved at the February 12, 2004 Board meeting. This approval was conditioned upon updating the Board on the status of the projects. What is being proposed is that while 17th Street is closed that the City will construct a new water main in the area. There is a provision that the City will reimburse JAVA for construction management services. There is a "not to exceed" amount of \$10,000 that will be used in the executive order. Pedersen stated that this additional work will not extend the time that 17th Street is closed.

**Order No. 04-04 -JAVA agreement with the LPSNRD regarding Williamson properties.**

This agenda item was deferred until the May 2004 JAVA Board Meeting.

**Order No. 05-04 - Discussion of Construction Management Services for the Big T.**

Wayne Teten stated that when we first enlisted the consultant for the construction management services, we advertised with the idea that there would be a number of projects coming along, several of which were listed in the advertisement with the caveat that, at the option of JAVA, additional services with additional projects could be negotiated. Since that time, we have had three projects that are underway. In addition, the Program Manager for Parsons Brinckerhoff was replaced with Jane Jordan. Teten is requesting that the Board make the decision to retain Parsons Brinckerhoff for the Big 'T' Project due to their familiarity with the project and complex record keeping that is involved.

Abbott moved to authorize negotiations to begin with Parsons Brinckerhoff for

construction management services for the Big T.  
Board meeting. McDermott seconded.

AYE: Johnson, McDermott, Abbott  
NAY

**Order No. 06-04 - Report on the proposed Community Revitalization Plan.**

Wynn Hjermstad indicated that the redevelopment plan is coming along very well. The writing of the plan is underway and there is an internal deadline of April 23 for the draft to be completed. An additional two weeks is planned for the compiling of the entire document. There is a number of committees that will have the opportunity to review the draft. These committees include: an internal staff committee, the three Mayor's committees and the JAVA Citizen's Committee. June 2004 is the tentative time frame for getting the document to the Planning Department for the Planning Commission and the City Council for approval. The Board would like to receive copies of the plan but would prefer that the committees have a chance to review with recommendations first.

**Order No. 07-04 - Status report on the implementation of the Housing and Infill Preservation Plan.**

Hjermstad briefly reviewed the Housing and Infill Plan. A great deal of effort and time has been spent on developing this plan. Hjermstad stressed that this plan goes over and above the normal acquisition process. The way the process works is that once an owner/renter receives an acquisition offer, they have 90 days to respond back stating whether or not they are interested in participating in the program. To date, there have been three individuals that have formally requested participation. Neighborhoods Inc. will be meeting with them to go over the various options available. Participants will have approximately six months to have the house moved and brought up to code.

A consultant has been retained for the three historic houses (The Triplets) on 22nd Street, to do a structural analysis to determine if these houses can be moved. BVH is under contract for this work.

**Order No. 08-04 - Staff Reports**

Hjermstad updated the Board on the public art component that got a good start on April 20 with a Design Charette. This is not a JAVA Board activity but does relate to Antelope Valley. Parks and Rec's Director, Lynn Johnson is taking the lead on this by providing the funding to hire a consulting firm from St. Louis called VIA to assist in developing a master plan. There is a lot of excitement over the prospects of public art in the Antelope Valley project area. The Lincoln Arts Council and the University of Nebraska have shown an interest in being involved in the process. VIA will compile all the information gathered and prepare a draft report.

Pedersen received a response from the BNSF regarding a major agreement that we have been working with them on. We did not get what we had asked for was the essence of the response. BNSF considers this a very important project and there is more discussion that needs to take place.

Margaret Remmenga handed out a sheet that briefly details the accounting for JAVA (attached) and went over it with the Board.

Teten updated the Board on the status of various projects.

**Military** - contractor hopes to have the first bridge deck pour April 24 and the remainder poured a week later. The parking lot should be completed by May 8 in time for graduation.

**'Y' Street**- The temporary channel work is still underway. The bridge on 17th Street should be coming out this week. Work on the new bridge should begin the following week.

**Vine Street** - The demo of the two houses should take place within the next couple of weeks.

**Beadle Center** - Vibration measurements were taken and there does not seem to be a problem.

**Order No. 09-04 - Citizen's Committee reports.**

Randy Stramel enjoyed the art discussion that Hjermstad referred to and complimented staff on presenting the budget on just one sheet.

Jim Cook discussed the public art process and would like the Antelope Valley Connections Team to have a voice in the process. Would like discussions with the Salvation Army before their RFP goes before the Krock Foundation to ensure that they have all available information.

**Order No. 10-04 - Non-Agenda items.**

Meeting adjourned at 3:47 p.m.